



Invitation to Bid

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 5812 Tuckaseegee Rd		SAFE HOME CHARLOTTE	
Call project manager for full address		LEADS SAFE CHARLOTTE	
Bid Walk: 12/20/18 at 9:00 am			
Bid Opening: 1/03/19 at 1:00 pm			
Client Name: James Sharpstene		Contact Number:	
Project Manager: Chuck Hitsman		Contact Number: 704-336 3495	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Charles Hitsman(cell # 704-622 1685).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the

G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN

DNA
12/17/18



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

above due date and time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 5812 Tuckaseegee Rd. to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 11/19/18 Number of Pages: 8

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Start Date -

Completion Date -

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Charles Hitsman
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336 3495
Fax: (704) 336-3489



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address: 5812 Tuckaseegee Rd
Charlotte, NC 28208

Owner: James Sharpstene

Owner Phone: (704) 293-8294

Structure Type: Single Unit

Program(s): Healthy Homes

Square Feet: 1700

Tested- HAS LEAD

Year Built: 1941

SHFY19 Pre-Approved

Property Value: 118600

Emergency Repair FY18

Tax Parcel: 05907216

SH2019 Eligible

Census Tract:

Property Zone: Council District 3

Repairs

Description

Floor Room

Exterior

Emergency Repair Plumbing Repair

4' of water in basement

Bid Cost: X =
Base Quantity Total Cost

Portable Toilet

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: X =
Base Quantity Total Cost

See Attached Lead Scope

MUST BE A N. CAROLINA CERTIFIED LEAD ABATEMENT FIRM.

PROVIDE PROOF OF FIRM CERTIFICATION WITH BID.

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Dumpster

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

REAR Left-Bedroom ROOF Tear Off & Reroof Shingles & install Gutters

1. Remove and dispose of existing roofing of left rear bedroom. Professionally blend 30 yr asphalt shingle under existing building roof covering. Inspect and repair roof deck (include 480 sq.ft. of decking replacement in bid), replace any decayed roof rafters or supporting structural / framing members and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. Include (match color) replacing coil-stock fascia that is missing or has screw holes in it.
2. Install gutters on any supporting - horizontal fascia surface.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Soffit and Fascia Repair

Replace deteriorated soffit and fascia areas, caulk, prep and Paint. Match existing material, trims and color.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Demolition & Disposal

Demolish awning, carport and shed. Remove all ground supports and wall supports. Remove debris from property to code legal dump. Include proper disconnecting of plumbing & electric.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Air Handler Replacement

Install an ESR air handler with electric emergency heat strips sized appropriately. Properly dispose of existing unit.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Air Conditioner Replace

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Replace/Install Duct Work System

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

GFCI Receptacle 20 AMP

In baths, kitchen and at laundry area, Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

CO and Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up in hallway. Install a hard wired smoke detector in every bedroom.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Resilient Flooring Kitchen

In kitchen- replace any decayed subfloor, joists and girders. DO NOT remove all cabinetry- work around majority of bases. Cabinetry needs moving at sink, ensure you can replace without incident. Install plywood in bottom of base cabinet, paint white (two coats) Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation. Include floor HVAC diffusers

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Counter Tops Replace - Kitchen

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. Include Wall repair and match paint at repairs.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Work Specification

Double Bowl Sink Complete - Kitchen

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Ceiling Repair - All Affected Areas

Repair ceiling finishes. Patch drywall or plaster holes in ceiling greater than one inch. Replace large areas of drywall, tape and match texture. Install insulation where required.

All affected ceilings to be repainted ceiling white.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Pedestal Sink - Complete Half-bath

Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.

Repair wall at vanity and paint that wall to match room.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

17" Height Commode Replace - Half Bath

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Resilient Flooring - Half Bath

Replace any decayed structural wood. Replace.

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Include floor HVAC diffusers

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Work Specification

Floor System Repair - left rear bedroom

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work will include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists, bottom plates and insulating floor to code.

Bid Cost:	X	=
Base	Quantity	Total Cost

Drywall Entire Room Left rear bedroom

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Base molding included. Wet sand ready for paint. Paint all.

Bid Cost:	X	=
Base	Quantity	Total Cost

Resilient Flooring Left rear bedroom

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation. Include floor HVAC difusers

Bid Cost:	X	=
Base	Quantity	Total Cost

Vinyl Siding Left rear bedroom end and rear walls components

1. Replace all deteriorated interior/exterior building components. Including wall studs , window framing , double top plate and rear vinyl gable end vent.
2. Remove and replace any electric wiring in the exterior walls. Finish wiring with new electric boxes, switches/plugs and coverplates.
3. Wrap home with Tyvek vapor/ infiltration barrier, start at left front end of house (bathroom wall) wrap around left rear corner and end past laundry room door at adjoining wall. Install vinyl clapboard siding including soffit, trim , corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty.
4. Replace any / all siding/soffit/trim at and around this room.
5. Include two vinyl windows in left-rear bedroom.
6. Include rear pre-hung door at Utility room.
7. Include any broken/missing foundation vents

Bid Cost:	X	=
Base	Quantity	Total Cost

Window Lintels Only

Window Lintels - Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked, and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.

Bid Cost:	X	=
Base	Quantity	Total Cost

Front and side entrances

Bid Cost: $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address

5812 Tuckaseegee Rd.

Complete the following scope of work:

3-Oct-18

Item #	Feature	Method	Number	Cost P.	COST
1	Exterior - Side B through Side D - white and light brown wood fascias, trim boards and attic air vents and frames	Repair damaged wood, scrape loose paint and re-paint.			
2	Exterior - Side A through Side D- light brown metal window lintels	Scrape loose paint and re-paint			
3	Exterior - Door A1 (to Room 1) - red wood door, light brown wood door casings, header, jambs and stops, gray wood threshold and light brown metal lintel	Replace door, frame, header, jambs, stops , threshold and casings on both exterior & interior.(See Interior- Room 1- Living Room - Door A1)			
4	Exterior - B1 (to Room 3) - red wood door, light brown wood door casings and header, white wood jambs and stops, light brown wood threshold and light brown metal lintel.	Replace door, frame, header, jambs, stops , threshold and casings on both exterior & interior.			
5	Exterior - Side A through Side D - paint chips along drip line.	Remove			
6	Interior - Room 1 --Living Room - Door A1 - beige wood door jambs and stops	Replace (see Exterior - Door A1 (to Room 1))			
7	Interior - Room 7 - Mud Room - Window D1 - white wood window casings, header, sill, sashes and well and white metal lintel (former exterior - painted shut)	Remove window and components and fill window opening with wall material			
8	Interior - Room 7 - Mud Room - Door D2 - white wood door, casings, header, jambs and stops, gray wood threshold and white metal lintel.	Replace door, casings, jambs, stops, threshold and trim			
9	Interior Room 8 - Kitchen - Closet C1 - light brown closet shelves and shelf supports	Replace			
10	Interior Room 4 - Bath 1 - Window B1 - beige vinyl mini-blind (lead contained within the matrix of the vinyl)	Remove			
11	Interior - Room 1 and Room 3 - elevated lead dust levels	Complete specialized cleaning throughout interior rooms and all interior/exterior porches			
			Total		

Contractors may submit an occupant protection plan on the form provided.

1 Contact Jim Roy if an additional form is needed. Phone 704-553 9458

Complete all interior work in a unit in a single day.

2 Allow for replacement of 100 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

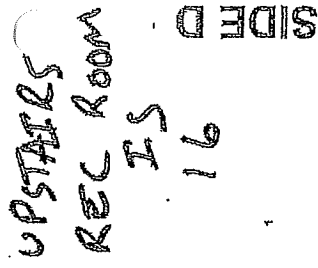
Contractors Start Date:

Contractors Completion Date :

Contractor Submitting Bid:

Address:

Phone:



ALDS

NOT TO SCALE



Door
=

X = Soil Sample Location